

City Council  
Atlanta, Georgia

**07-0-1536**

**Z-07-79**

Date Filed: 7-10-07

AN ORDINANCE  
BY: ZONING COMMITTEE

**AN ORDINANCE TO AMEND Z-88-6 ADOPTED BY CITY COUNCIL JUNE 20, 1988 AND APPROVED BY THE MAYOR JUNE 22, 1988 REZONING FROM R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO RG-3-C (RESIDENTIAL GENERAL- SECTOR 3-CONDITIONAL) DISTRICT AND O-I-C (OFFICE INSTITUTIONAL-CONDITIONAL) DISTRICT FOR THE PURPOSE OF A SITE PLAN AMENDMENT FOR 3200 DOWNWOOD CIRCLE, N.W.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3200 Downwood Circle, N.W.** be amended in accordance with a revised site plan, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 182 and 197, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## LEGAL DESCRIPTION

EXHIBIT "A"  
(PARCELS 2 and 3)RECEIVED  
BUREAU OF  
2-67-79

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 182 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, SHOWN AS CONTAINING 2.558 ACRES AND 3.000 ACRES PURSUANT TO A CERTAIN SURVEY LAST REVISED DECEMBER 23, 1996, PREPARED FOR SOUTHERN DIVERSIFIED DEVELOPMENT, SOUTHTRUST BANK OF GEORGIA, N.A. AND SEYMOUR SVIRSKY BY WATTS AND BROWNING ENGINEERS, INC. (BEARING THE SEAL OF G.M. GILLESPIE, GRLS NO. 2121), AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT AN IRON PIN PLACED AT THE INTERSECTION OF THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF HOWELL MILL ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF DOWNWOOD CIRCLE (A 50-FOOT RIGHT-OF-WAY); RUNNING THENCE ALONG THE SOUTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF DOWNWOOD CIRCLE NORTH 56 DEGREES 15 MINUTES 04 SECONDS EAST A DISTANCE OF 132.40 FEET TO AN IRON PIN PLACED; THENCE CONTINUING ALONG THE SOUTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF DOWNWOOD CIRCLE ALONG THE ARC OF A CURVE TO THE LEFT (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 49 DEGREES 30 MINUTES 18 SECONDS EAST AND HAVING A LENGTH OF 82.23 FEET) A DISTANCE OF 82.42 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF DOWNWOOD CIRCLE ALONG THE ARC OF A CURVE AND TO THE LEFT (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 35 DEGREES 35 MINUTES 26 SECONDS EAST AND HAVING A LENGTH OF 87.36 FEET) A DISTANCE OF 87.58 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING SO ESTABLISHED, CONTINUING ALONG THE SOUTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF DOWNWOOD CIRCLE ALONG THE ARC OF A CURVE TO THE LEFT (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 23 DEGREES 49 MINUTES 19 SECONDS EAST AND HAVING A LENGTH OF 56.14 FEET) A DISTANCE OF 56.20 FEET TO AN IRON PIN PLACED; THENCE CONTINUING ALONG THE SOUTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF DOWNWOOD CIRCLE NORTH 19 DEGREES 13 MINUTES 20 SECONDS EAST A DISTANCE OF 73.42 FEET TO AN IRON PIN PLACED ON THE SOUTHEASTERN MARGIN OF THE CUL-DE-SAC OF DOWNWOOD CIRCLE; THENCE RUNNING ALONG THE SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY MARGINS TO THE CUL-DE-SAC OF DOWNWOOD CIRCLE ALONG THE ARC OF A CURVE TO THE LEFT (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 01 DEGREES 59 MINUTES 00 SECONDS EAST AND HAVING A LENGTH OF 119.35 FEET) A DISTANCE OF 176.0 FEET TO A POINT ON THE NORTHERN MARGIN OF THE CUL-DE-SAC OF DOWNWOOD CIRCLE; THENCE LEAVING THE NORTHERN MARGIN OF THE CUL-DE-SAC OF DOWNWOOD CIRCLE AND RUNNING NORTH 15 DEGREES 08 MINUTES 52 SECONDS WEST A DISTANCE OF 41.65 FEET TO AN IRON PIN PLACED; RUNNING THENCE SOUTH 74 DEGREES 51 MINUTES 08 SECONDS WEST, A DISTANCE OF 20.75 FEET TO AN IRON PIN PLACED; RUNNING THENCE NORTH 15 DEGREES 08 MINUTES 52 SECONDS WEST, A DISTANCE OF 71.93 FEET TO AN IRON PIN PLACED; RUNNING THENCE NORTH 74 DEGREES 51 MINUTES 08 SECONDS EAST A DISTANCE OF 141.34 FEET TO AN IRON PIN PLACED; RUNNING THENCE NORTH 15 DEGREES 08 MINUTES 52 SECONDS WEST, A DISTANCE OF 150.91 FEET TO AN IRON PIN PLACED; RUNNING THENCE NORTH 74 DEGREES 23 MINUTES 47 SECONDS EAST, A DISTANCE OF 31.11 FEET TO AN IRON PIN PLACED; RUNNING THENCE SOUTH 37 DEGREES 40 MINUTES 12 SECONDS EAST A DISTANCE OF 2.23 FEET TO AN IRON PIN PLACED; RUNNING THENCE NORTH 75 DEGREES 22 MINUTES 47 SECONDS EAST, A DISTANCE OF 250.47 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 29° 26' 22" EAST A DISTANCE OF 229.24 FEET TO AN IRON PIN FOUND;

RUNNING THENCE SOUTH 29° 42' 55" EAST A DISTANCE OF 191.05 FEET TO AN IRON PIN PLACED; RUNNING THENCE SOUTH 77° 34' 0" WEST A DISTANCE FO 124.85 FEET TO AN IRON PIN PLACED; RUNNING THENCE SOUTH 05° 47' 30" EAST A DISTANCE OF 222.20 FEET TO AN IRON PIN PLACED; RUNNING THENCE NORTH 88° 34' 00" WEST A DISTANCE OF 196.40 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 02 DEGREES 0 MINUTES 0 SECONDS EAST A DISTANCE OF 48.03 FEET TO A POINT; RUNNING THENCE NORTH 77 DEGREES 57 MINUTES 51 SECONDS WEST A DISTANCE OF 291.60 FEET TO A POINT ON THE SOUTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF DOWNWOOD CIRCLE, SAID POINT BEING THE POINT TO BEGINNING.